| 155.0 | 0003 | 0016.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 804,100 / 804,100 |
| | | | | | USE VALUE: | 804,100 / 804,100 |
| | | | | | ASSESSED: | 804,100 / 804,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 138 | | GEORGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KATZ STEVEN M & PATRICIA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 138 GEORGE STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KATZ STEVEN M - |
| Owner 2: | - |
| Street 1: | 138 GEORGE STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Vinyl Exterior and 2903 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7000.000 | 359,900 | 3,200 | 441,000 | 804,100 |
| Total Card | 0.161 | 359,900 | 3,200 | 441,000 | 804,100 |
| Total Parcel | 0.161 | 359,900 | 3,200 | 441,000 | 804,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.04 | /Parcel: 277.0

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 103177

**GIS Ref**

**GIS Ref**

**Insp Date** 06/24/20

!12158!

## PREVIOUS ASSESSMENT

Parcel ID 155.0-0003-0016.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 204,500 | 3200 | 7,000. | 441,000 | 648,700 | 648,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 191,200 | 3200 | 7,000. | 441,000 | 635,400 | 635,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 221,000 | 3200 | 7,000. | 371,700 | 595,900 | 595,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 221,000 | 3200 | 7,000. | 340,200 | 564,400 | 564,400 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 221,000 | 3200 | 7,000. | 289,800 | 514,000 | 514,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 208,800 | 3200 | 7,000. | 252,000 | 464,000 | 464,000 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 208,800 | 3200 | 7,000. | 233,100 | 445,100 | 445,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 208,800 | 3200 | 7,000. | 221,800 | 433,800 | 433,800 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:16:07 |

**LAST REV**

| Date | Time |
|---|---|
| 08/11/20 | 10:21:38 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12158

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KATZ STEVEN M, | 73366-367 | 1 | 9/30/2019 | Convenience | 1 | No | No | | |
| MARTIN IRENE V | 25259-495 | | 3/31/1995 | | 190,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 103177 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 1/7/2020 | 29 | New Buil | 350,000 | O | | | | |
| 12/17/2019 | 2032 | Demoliti | 20,000 | O | | | | |
| 4/26/2010 | 356 | Redo Bat | 20,000 | | | | | REDO 1ST FLR HALF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/24/2020 | Measured | DGM | D Mann |
| 5/11/2020 | Permit Visit | DGM | D Mann |
| 5/11/2020 | Meas/Inspect | DGM | D Mann |
| 8/4/2018 | Inspected | PH | Patrick H |
| 6/28/2018 | Missed Appt. | CC | Chris C |
| 5/21/2018 | MEAS&NOTICE | BS | Barbara S |
| 3/5/2009 | Inspected | 189 | PATRIOT |
| 12/1/2008 | Measured | 345 | PATRIOT |
| 11/23/1999 | Meas/Inspect | 270 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7000 | | Sq. Ft. | Site | | 0 | 70. | 0.90 | 7 | | | | | | | | | 441,000 | | | | | | 441,000 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16070 | Total SF/SM: | 7000 | Parcel LUC: | 101 | One Family | Prime NB Desc: | ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B - Good | | |
| Year Blt: | 2020 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 1.0 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | NC - New Cons't | 50. | % |
| Override: | | | % |
| | Total: | 50.5 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.01175714 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 126.457 |
| Other Features: | 102018 |
| Grade Factor: | 1.33 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 727055 |
| Depreciation: | 367163 |
| Depreciated Total: | 359892 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

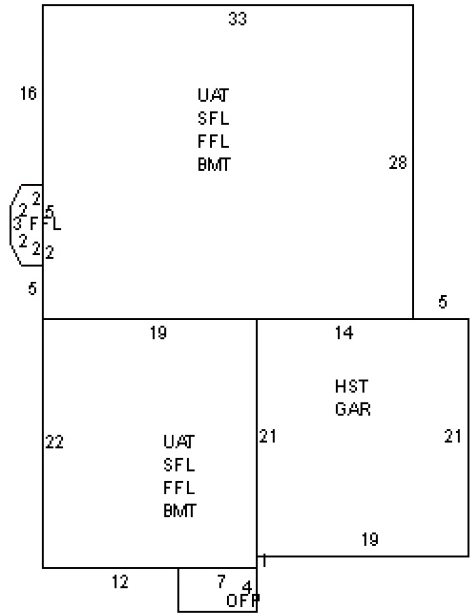
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 168.19 |
| Special Features: | 0 | Val/Su Net: | 71.88 |
| Final Total: | 359900 | Val/Su SzAd | 124.00 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,361 | 126.460 | 172,108 |
| BMT | Basement | 1,342 | 37.940 | 50,912 |
| SFL | Second Floor | 1,342 | 126.460 | 169,705 |
| GAR | Garage | 399 | 21.260 | 8,484 |
| UAT | Upper Attic | 336 | 50.580 | 16,971 |
| HST | Half Story | 200 | 126.460 | 25,228 |
| OFP | Open Porch | 28 | 44.000 | 1,232 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 5,007 | | | Total: | 444,640 |
| Size Ad | 2902.5 | Gross Are | 6213 | FinArea | 2903 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 155.0-0003-0016.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 10X19 | A | AV | 1960 | 28.16 | T | 40 | 101 | | | 3,200 | | | 3,200 |

| More: | N | Total Yard Items: | 3,200 | Total Special Featues: | | Total: | 3,200 |
|---|---|---|---|---|---|---|---|